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**REGULAR MEETING OF
JULY 23, 2019
IN THE ERMA L. HENDERSON AUDITORIUM
ON THE 13TH FLOOR
COLEMAN A. YOUNG MUNICIPAL CENTER**

DOCKET

- I. OPENING:**
 - A. CALL TO ORDER.....9:00 A.M.**
 - B. ROLL CALL.....**

II. PROCEDURAL MATTERS

III. MINUTES:

- A. APPROVAL OF MINUTES: June 9, 2019**

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARINGS:

9:15 a.m. CASE NO.: 41-19

APPLICANT: BRIAN HURTTIENNE

LOCATION: 3303 Cochrane between Ash and Sycamore in a R2 (TWO-FAMILY RESIDENTIAL DISTRICT)-City Council #5

LEGAL DESCRIPTION OF PROPERTY: W COCHRANE 408 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 100

PROPOSAL: Brian Hurttienne request to construct an eleven unit, 5,760 square foot townhouse building with an Accessory Parking structure on vacant land in an R2 (TWO-FAMILY RESIDENTIAL DISTRICT). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments for a variance of the minimum setbacks, for a variance of the loading space provisions of ARTICLE XIV, DIVISION 1, Subdivision D of this Chapter and for a variance of various developmental standards and use regulation requirements; Front setback: 20' feet required; 4' feet proposed, Side setback: 16' feet required; 9 feet proposed, Rear Setback: 30 feet required; 17' 4" proposed, Maximum Lot Coverage: 35% permitted, 60% proposed, Number of dwelling units: 8 max permitted, 11 proposed. (Sections 61-4-92(1,2 &3) Other Variances, Variance of Use Regulation, Development Standard, 61-4-91(6) General Dimensional Standard and 61-4-81 Approval Criteria) AP

This Meeting is open to all members of the public under Michigan's Open Meetings Act

10:00 a.m. CASE NO.: 13-19 (AKA BSEED 133-17)
APPLICANT: ALI ZEINEDDINE
LOCATION: 12730 Joy Rd (aka 12726, 12734 & 12738 Joy Rd.) between Appoline St and Meyers in a B4 zone (General Business District)- City Council District 7

LEGAL DESCRIPTION OF PROPERTY: N JOY RD 7 THRU 11 B E TAYLORS QUEENSBORO SUB L35 P26 PLATS, W C R 22/562 100 X 100 10,000 SQFT SPLIT/COMBINED ON 11/29/2018 FROM 22003264., 22003261-2, 22003263., 22003265.; N JOY RD 8 B E TAYLORS QUEENSBORO SUB L35 P26 PLATS, W C R 22/562 20 X 100 Split on 11/29/2018 with 22003261-2, 22003263., 22003265. into 22003261-5;

PURPOSAL: Ali Zeineddine request to change a nonconforming (current legal use of 12730 Joy Road a Motor Vehicle Car Wash, by permit number 95834, issued January 16, 2007 while the current legal use of 12726, 12734 and 12738 Joy Rd. is vacant land) to a nonconforming Used Auto Sales in a 1,400 square foot building established via rezoning (BSEED Case No. 133-17) to B2 Zone (Local Business and Residential District), also there is one Used Auto Sales Lot within 1000 sq. ft. This case is appealed because a non-conforming use may be changed to another nonconforming use only where reviewed and approved by the Board of Zoning Appeals in accordance with the procedures that are specified in Section 61-2-46 of this Code and the Board of Zoning Appeals may approve such change of use only where the Body determines that the new proposed use will be less injurious to the surrounding area than the previous nonconforming use. Also, Used Motor Sales Lots cannot be established within 1,000' of another Used Motor Vehicle Sales Lot. There is one existing used auto sales lots within 1,000 feet of this property: 10614 Joy Rd. (Sections 61-15-20 Change of Use to Other Nonconforming Use, 61-15-17 Required Findings, 61-4-92(1&3) Other Variances, Variance of Use Regulation and Variance of Spacing/Locational Regulation, 61-12-95 Waiver of General Spacing Requirements and 61-4-81 Approval Criteria.).AP

10:45 a.m. CASE NO.: 80-17 (AKA BSEED 65-16)- Remanded February 25, 2019
APPLICANT: JAMES SHAMMAS
LOCATION: 201 W. Eight Mile Rd. Between: Danbury St. and Exeter St. in a B4 Zone (General Business District)- City Council District #3

LEGAL DESCRIPTION OF PROPERTY: S EIGHT MILE RD W 80 THRU 84 CHILDS BLVD SUB L37 P41 PLATS, W C R 9/180 98 X 100

PROPOSAL: James Shammas requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in a existing 1,520 square foot building which was APPROVED conditionally in (BSEED 65-16) in a B4 zone (General Business District). This case is appealed because the Buildings, Safety Engineering, and Environmental Department shall not approve any request under this Chapter for a medical marihuana caregiver center: One thousand (1,000) radial feet from any zoning lot occupied by another medical marihuana caregiver center. The proposed use is within 1,000 radial feet of one (1) medical marihuana caregiver center located at 10 E. Eight Mile Rd. (Bamboo Medical #2) – 701 feet away. Also, the Board of Zoning Appeals may modify any spacing or locational regulation, also known as a locational variance, in Sec. 61-12-87 of this Code. (Sections 61-3-354 Conditional Uses; Procedures; Waivers; Public Nuisance, 61-12-92 Other uses-Spacing, 61-12-87 SPC (Spacing), 61-4-92(3) Other Variances, Variance of Spacing/Locational Regulation, 61-12-95 Waiver of General Spacing Requirements and 61-4-81 Approval Criteria.).AP

- VII. PUBLIC COMMENT / NEW BUSINESS
Next Hearing Date: August 13, 2019
- VIII. ADVISEMENTS / OLD BUSINESS
- IX. MEETING ADJOURNED

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at (313) 224-4950, through the TTY number 711, or email at crio@detroitmi.gov to schedule these services.